

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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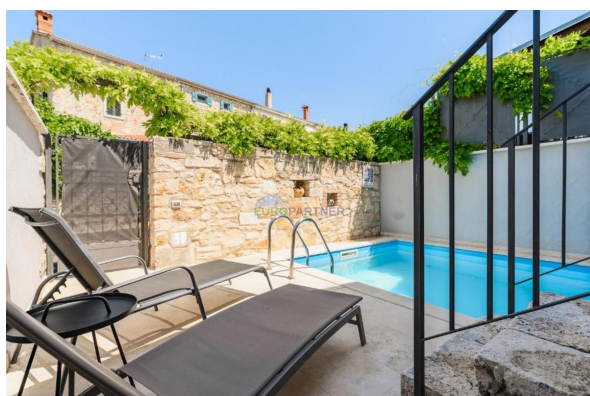
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<b>Code :</b>	00260
<b>Location :</b>	Poreč
<b>Building area :</b>	80 m2
<b>Land area :</b>	54 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Distance from the center :</b>	4 km
<b>Distance from the sea :</b>	4 km
<b>Orientation :</b>	West

**Price : 310.000 €**


**BUILDING**

<b>Number of rooms :</b>	3
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2021
<b>Condition :</b>	Renovated

**AREAS & SPACES**

<b>Basement :</b>	Yes
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**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
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**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes



Poreč, surroundings, Renovated end-of-terrace house with swimming pool, 4 km from the sea ID 1379

In the vicinity of Poreč, 6 km from the city and 4 km from the sea, a completely renovated stone house is for sale, the last in a row, with two floors and a total area of

80 m2. Located in a quiet environment, it combines authentic Istrian style with modern comfort.

The ground floor includes a living room connected to the kitchen and dining room, a bathroom and a covered terrace with a fireplace. The 54 m2 yard provides a private relaxation area with a swimming pool.

In the basement there are two bedrooms, an additional bathroom and a multipurpose room suitable for storage, wellness or dressing room.

Heating is via electric radiators, and cooling and additional heating are





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provided by air conditioning. The house was thoroughly renovated in 2021 and is being sold furnished, ready to move in.

The proximity of Poreč and the sea makes this property an excellent choice for living or investment in tourist rentals.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.